



Anslow Road ,
Wellesbourne, CV35 9UT

Jeremy
McGinn & Co 

Guide Price £420,000

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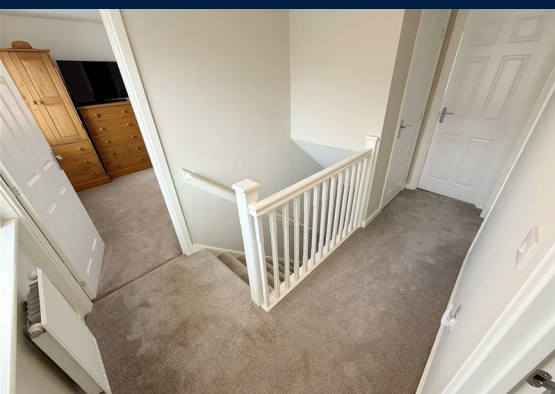
A chance to acquire a well-presented double-fronted detached family home, located within a prominent corner position on a modern development in the popular village of Wellesbourne.

The property is entered into a spacious entrance hall with stairs rising to the first floor. A door to the right leads through to the triple aspect Living Room with french doors leading through to a conservatory with doors leading out onto rear garden. The Kitchen Dining is fitted with a range of wall and base units, integrated oven and four-ring gas hob with extractor over and has space for appliances. There is also a useful pantry/storage cupboard and plenty of space for a dining table. Off the kitchen, there is a separate utility room with a ground floor WC off.

To the first floor, the main bedroom is dual-aspect and a very generous double room, with a modern en-suite shower room with walk-in shower, WC and wash basin. The further bedrooms are also both a good size and there is a family bathroom.

Outside, there is tandem driveway with EV charging point, in front of the garage. Gated side access leads through to the rear garden; which is mainly laid to lawn with patio area, bordered with plants and shrubs and a personnel door in to the garage.





Tax Band: E

Council: Stratford District Council

Tenure: Freehold

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

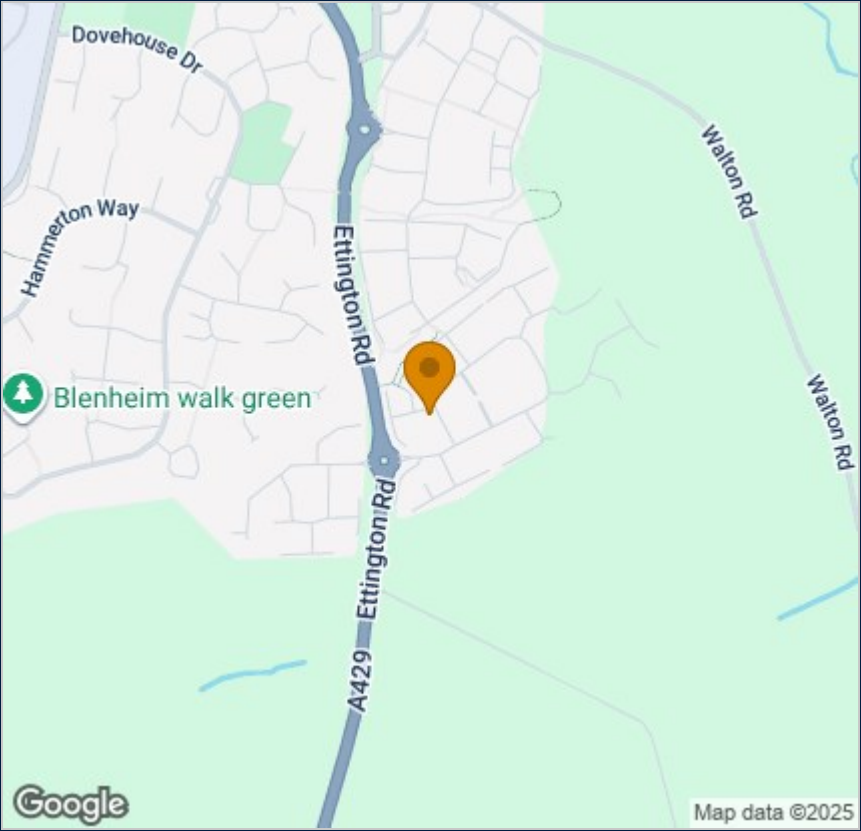
Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network. Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

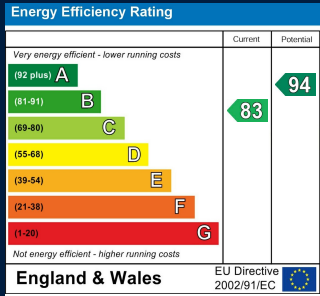
Floor Plan



Map



Energy Performance



Jeremy McGinn & Co

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